

Applicants request a Special Exception under Section 2.16.050 C (Rear Yard Setback) in an R-5 zone.

This would permit a 15' by 19'9" addition of which a 15' by 15' portion is proposed to encroach in the required rear yard setback.

The required front and rear yard cumulative setback total is 45' in the R-5 (Light Density Residential) zone.

BACKGROUND

The applicants are requesting the Special Exception for a two-story, two bedroom, two bath addition that encroaches in the rear yard setback and is proposed to be located to within 10' of the rear property line. A site visit reveals that there is a gazebo in the front yard that is not permitted because accessory structures must be located 60' from the front property line. The applicant has submitted a revised site plan that shows the gazebo being removed.

CALCULATIONS

1/3 average lot width = 15.13' (45.40' ÷ 3)

Requested width of encroachment = 15'

Required rear yard setback = 25'

Requested rear yard setback = 10'

STAFF RECOMMENDATION

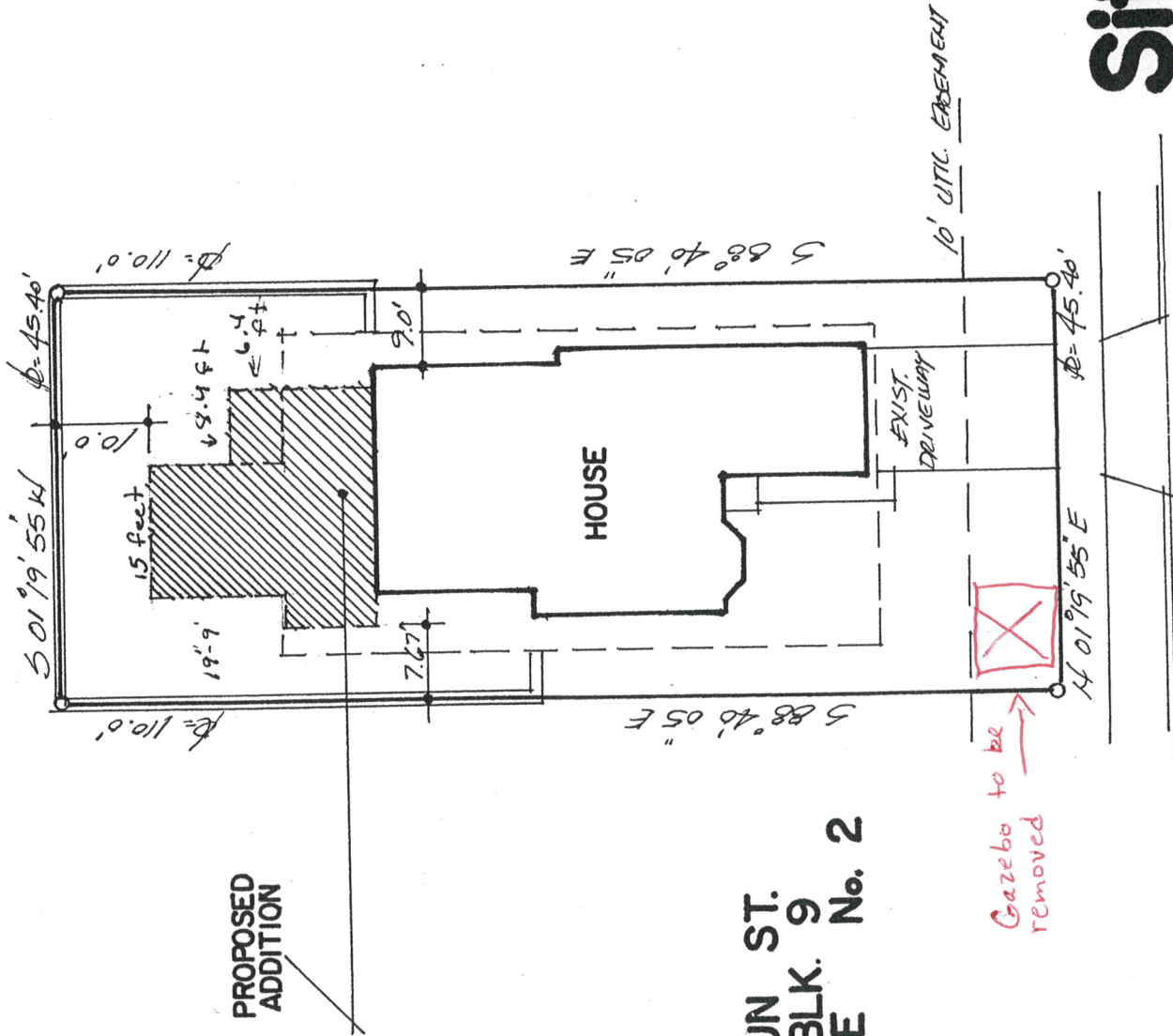
Staff recommends approval of the request for the Special Exception with the condition that the gazebo is removed from the front yard.

The Zoning Board of Adjustment is empowered under Section 2.16.050 C to:

"Permit an extension of a single-family residential structure into the required rear yard, which shall be measured to the rear property line, not to the centerline of the alley, if one exists; provided, however, that:

1. The residence has been in existence and owner occupied for one continuous year, and has a valid certificate of occupancy; and,
2. The total of all extensions granted shall not project into the required rear yard for a depth in excess of three-fifths of the required yard, except that a minimum ten foot rear yard setback shall be required; and,
3. The total width of all extensions granted shall not exceed one-third of the average width of the site; and,
4. The minimum side and side street yards shall not be reduced; and,
5. The total floor area of all detached accessory structure(s) existing or later constructed on the site shall not exceed one hundred eighty square feet; and,
6. Unless otherwise provided in this section, all remaining areas of the required rear yard shall be permanent open space; and,
7. The extension shall not permit the creation of an additional dwelling unit."

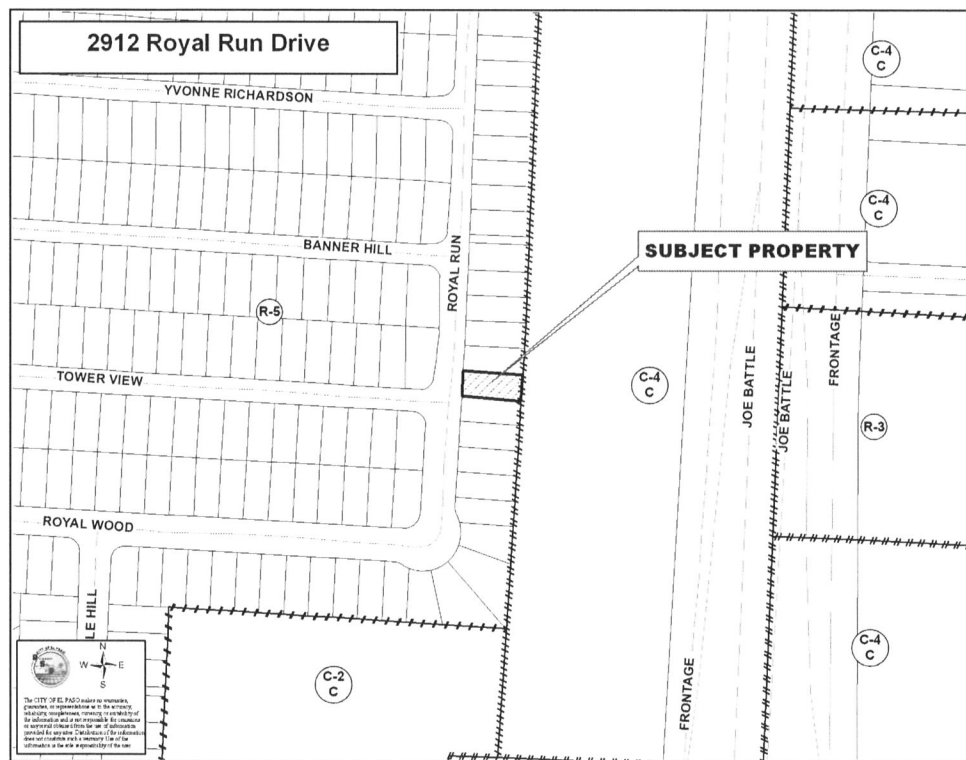
2912 ROYAL RUN ST.
LOT 65 BLK. 9
VILLA DEL ESTE No. 2



Site Plan

Left View

ZONING MAP



NOTIFICATION MAP

